

Kedleston Road

Derby, DE22 1FL

John 
German





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£575,000

This very subtle street side façade hides an absolutely stunning family home set on an impressive plot surrounded by the best that the city has to offer, from basic local amenities to cosmopolitan bars and restaurants, lovely local parks and highly regarded schools and the university.



Don't be fooled by the unassuming front façade of this property, think private members club vibe, luxury and opulence is reserved for those in the know! From the roadside the property looks like a tiny cottage but hidden to the rear is a clever extension that has totally transformed the building into a spectacular family home.

Entrance to the property is via a front entrance porch which leads into an inner lobby with stairs rising to the first floor, under stairs storage cupboard and door to the sitting room.

The sitting room is a lovely cosy room which particularly comes to life in the evenings with a log burning stove at one end, windows along the side, wood effect tiled floor and ceiling spot lighting.

Moving through the property where an inner hallway has an entrance door to the side and provides access to the rear of the property plus to the ground floor guest cloakroom which is fitted with a low flush WC and a vanity wash basin with cupboard storage beneath.

Extending across the full width of the rear is the spectacular extension creating a very spacious open plan living, dining kitchen with views from the bi-fold doors over the rear garden. The kitchen area is fitted with a central island featuring an inset stainless steel sink unit with chrome mixer tap, fitted base cupboards beneath, built-in wine cooler and attractive granite worktops forming a useful breakfast bar area. Across the left hand wall are matching base and eye level units again with granite worktops and a built-in five ring stainless steel gas hob with stainless steel extractor hood over, built-in stainless steel microwave, built-in stainless steel double electric fan assisted oven, integrated large fridge, integrated large freezer, integrated dishwasher and Velux skylights.

Located off the kitchen area is a utility room fitted with matching storage units leaving space for a washing machine and tumble dryer.

On the first floor the bedrooms and bathroom are located off the landing. The master bedroom enjoys views across the rear garden via double windows and boasts an en-suite shower room fitted with shower cubicle, vanity wash basin with chrome fittings and storage cupboard beneath, low flush WC, tiled splash-backs, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and double glazed window to the side.

There are three further double bedrooms and a modern family bathroom comprising panelled bath with shower over and glass shower screen door, wall mounted wash basin, a low flush WC, fully tiled walls, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and window to the side.

Outside to the front of the property is a small gravelled front garden with an ivy covered stone retaining wall. To the side of the property a shared driveway provides access to the rear where double gates open into a large gravelled parking and turning area providing secure parking for several vehicles and access to the garage. The parking area gives way to a magnificent partially walled south facing and private rear garden being mainly laid to lawn with mature trees with a row of Pleached trees on one side and a winding path with twinkly lights leading to the rear of the property. Adjacent to the house sits a spacious paved patio area over which extends a folding awning.

Detached double garage - 5.38m x 5.21m (17'8" x 17'1") with side personnel door, power, lighting and electric up and over front door.

Note: The property located in the Strutts Park conservation area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.derby.gov.uk
www.gov.uk/government/organisations/environment-agency

[DerbyCityCouncil-StruttsParkConservationArea.pdf](#)

Our Ref: JGA/22052023

Local Authority/Tax Band: Derby City Council / Tax Band E

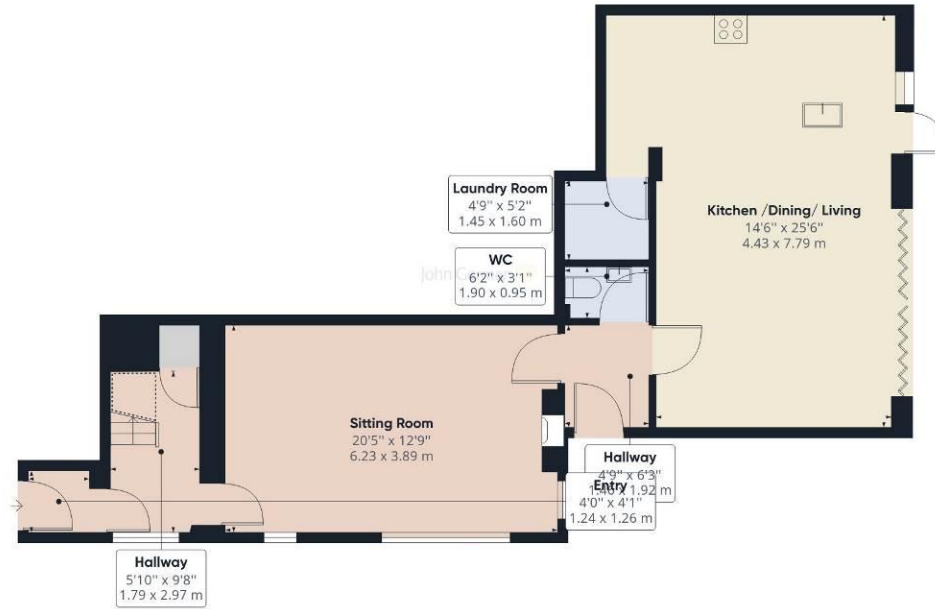




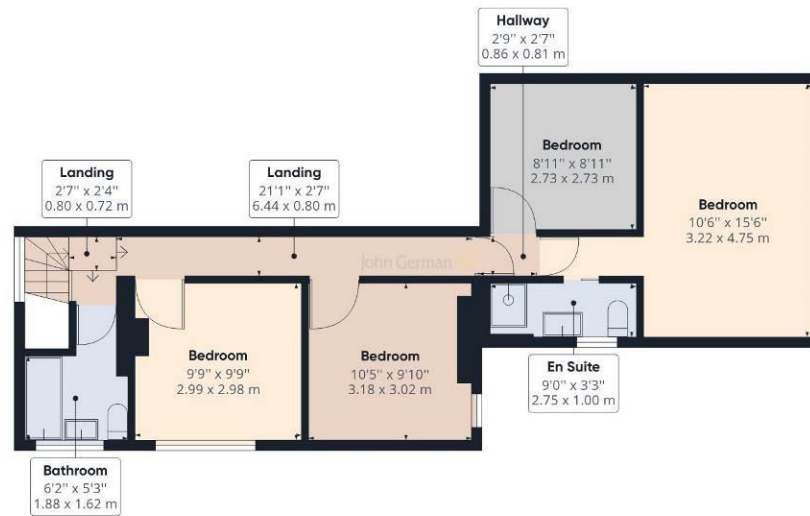








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1443.76 ft²

134.13 m²

Reduced headroom

11.78 ft²

1.09 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



